

Board of County Commissioners

Development Review

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March 25, 2002 DRC Meeting

Meeting convened at 2:02 PM.

Present: Robbie Rogers-Division Director and Chairperson, Richard Helms-Development Coordinator, Rolland Shrewsbury-Environmental Health, Zig Rice-Coastal Engineering, Roderick Cash-Hartman and Associates, Marie Keeum-911 Coordinator, Becky Howard-Deputy Clerk, Terry Neal-Attorney, Bob Carver-Building Official and Alysia Akins-Committee Secretary.

Mr. Helms made a motion to approve the minutes of the March 4, 2002 meeting. Mrs. Howard seconded the motion and the motion carried.

Old Business

Changing Lives Foundation

Major Development

Special Use Permit

Conceptual Site Plan Review (revised plan from original approval)

Barry Ginn, Ginn Engineering, Inc., was present and requesting approval of a revised site plan for an adult retreat center. The proposed changes were discussed. The applicant's engineer was informed additional parking was needed at the recreation center and at the administration center. The ability of emergency vehicles to access the living quarters via the cart paths was discussed. Mr. Ginn stated he would research the emergency access issues regarding the cart paths and would get back with Mr. Helms regarding his findings. Impact fee calculations were discussed. Mr. Ginn stated 95% of the proposed traffic would be provided by public transportation and there would be minimal outgoing traffic. Mr. Ginn stated there was no golfing on-site at this time. The new proposed layout and access points were discussed. Mr. Ginn stated the access was now from C-472 instead of CR 114. Mrs. Rogers stated she thought the project would be exempt from impact fees due to a decision recently made by the BOCC regarding any projects going through the DRC approval process before April 1. Attorney Neal advised Mrs. Rogers to work with Administration regarding the exact wording on the motion that had been made on the change. The need for additional parking spaces was discussed. A parking study and golf cart parking were discussed.

Mr. Ginn stated the project would be connected to the City of Wildwood's water and sewer. Mr. Carver advised Mr. Ginn to work with the City of Wildwood regarding fire hydrant connection. Sub surface support on cart paths and cabin construction phases were discussed. Mrs. Keenum discussed with Mr. Ginn her addressing concerns regarding the cabin clusters.

Mr. Helms moved to approve the request contingent upon the above discussed issues being addressed on the preliminary plans. Mr. Carver seconded the motion and the motion carried.

New Business

Sonny's Barb-B-Q Major Development Preliminary Site Plan Review

David Moffitt, MC of Florida, Inc., was present and proposing to construct a 5,613 square foot building to be used as a Sonny's BBQ. Mrs. Rogers explained that Coastal Engineering was the applicant's engineer for the project, so Mr. Cash from Hartman and Associates would be acting on the County's behalf. Mr. Moffitt stated that they were hoping for a December 1, 2002 open date. Mr. Helms stated the current zoning on the property was C1 and that the applicants had applied for a zoning change to CL on the property in question and the surrounding properties. Mr. Helms also stated there was no screening required for this project. The Code requirement on the distance between access points was discussed since this project's and Microtel's access points did not meet the 495' requirement. The Committee was informed Public Works would be providing turn lanes for the two projects. Two separate access points, one for each project, was discussed. Attorney Neal discussed the need for a zoning change due to the drive-thru facility. Mr. Helms stated he had been informed the County would also be providing sidewalks to Sonny's, Microtel and McDonald's. Storm drainage and swales were discussed. Mr. Moffitt discussed his SWFWMD and DEP permits that would be required at the engineering phase. Mr. Moffitt stated a new cover sheet regarding the endangered species letter would be provided with the correction made on the section and township. Mr. Cash stated the driveway and sidewalk issues he had were already addressed. Mr. Cash went over the findings Hartman's engineers had discovered during their review of the project, which included comments on the following: survey needs to be signed, drive-thru striping, sub-grade and sub-base levels, type of asphalt required, signs, proposed impervious areas, flood zone, abandoned septic and permit, existing utility sizes, on-site striping, grease trap detail, dumpster enclosure with detail, master storm system plan, storm water system facilities and calculations for lift station. Drainage for this site is proposed to be off-site on adjoining property according to a master plan for drainage. The master plan has not been submitted to the County for approval. Either a master drainage plan or a developers agreement must be executed prior to final development approval for this project. Mr. Moffitt was informed that approvals would be contingent upon SWFWMD approvals. Mr. Moffitt stated the sewer would be tied in with McDonald's system.

Mr. Helms moved to approve the request for preliminary site plan approval contingent upon the engineer's findings being addressed, the rezoning being approved, a master plan or developers agreement being approved and a variance regarding the distance between access points between Sonny's and Microtel allowing less than required. Mr. Carver seconded the motion and the motion carried.

Microtel Inn and Suites of Bushnell

Major Development

Preliminary Site Plan Review

David Moffitt, MC of Florida, Inc. was present and proposing to construct a 3-story hotel with 28, 878 square feet of building area that will contain 71 rooms. Mr. Helms stated the zoning for this project was not an issue since the current zoning was sufficient. Mr. Moffitt stated the project would have a joint drainage system with Bushnell Commerce Park. Mr. Moffitt also stated due to the discussion earlier regarding access points, this project would have only one entrance. The required permit approvals from other agencies were discussed. Mrs. Rogers inquired about Bushnell Commerce Park approvals. Mr. Carver discussed the required sprinkler system. Mr. Moffitt discussed future construction on the property. Mr. Moffitt stated the hotel would be 414 feet from C-48. Drainage and maintenance easements were discussed. Drainage for this site is proposed to be off-site on adjoining property according to a master plan for drainage. The master plan has not been submitted to the County for approval. Either a master drainage plan or a developers agreement must be executed prior to final development approval for this project. Mr. Helms asked about the required SWFWMD permit. Mr. Cash outlined the engineer's findings on this project, which included comments on the following: drainage calculations, impervious areas, water flow and pressure, location of ponds, master plan, sidewalks, striping and signage, swales, loading zone striping, paving and lift station. Mr. Moffitt stated there would be no food service in the hotel.

Mr. Helms moved to approve the request for preliminary site plan approval subject to satisfying the engineer's comments, a master plan or developers agreement being approved and a variance to allow the distance between access points to be less than the Code requires. Mrs. Keenum seconded the motion and the motion carried.

The Oaks Campground-Phase III (RVPUD)

Major Development

Preliminary Site Plan Review

William Purser, property owner, and Jamie Baysinger, Springstead Engineering, Inc., were present and proposing to construct an expansion of the existing Oaks Campground by adding 131 additional lots. Sewer lines were located on the plans and discussed. Open space requirements and electric service were discussed. The parking section was discussed and the applicants were informed to post a 10 mph speed limit sign. Mr. Purser and Mr. Baysinger informed the Committee that several lots shown below the one

hundred year flood level would be built up to be above the 100-year flood plain.

Concerns regarding emergency access were discussed.

Mrs. Keenum questioned the addressing for each lot. Mr. Helms asked about the required permits from other agencies. Mr. Helms stated the Committee's recommendation would be forwarded to the ZAB on April 1, 2002, and would then go to the BOCC on April 9, 2002. Mr. Baysinger addressed the comment on the plans regarding flooding being anticipated on the type B lots. Mr. Helms stated he would need clarification on those lots being innovated. Mr. Baysinger stated those lots have since been built up and the comment would be removed. The proposed silt fence was discussed. Mr. Rice requested more detail on the utility plan. The dump and water station was discussed. Mr. Purser stated there were 373 lots currently. Mr. Shrewsbury stated the requirement was for one dump and water station for each 250 spaces/sites, which meant Mr. Purser would need to install one of each for this next phase. Attorney Neal stated the legal description was in quarter sections, but the plan showed meets and bounds. Screening requirements were discussed.

Mr. Helms moved to approve the request for major development preliminary site plan approval contingent upon the following conditions being met: installation of a water/dump station, emergency access signage, correcting the legal description and addressing the lots accordingly. Mrs. Keenum seconded the motion and the motion carried.

Timber woods Estates

The Committee discussed the platted utility easement and the dwelling units that were encroaching on the easement. Mr. Helms stated the utility companies do not utilize the easement. The request was to decrease the 7-½ foot easement to 5 feet and the 15-foot easement to 10 feet. The submitted letters from the utility companies were discussed.

Mr. Helms moved to approve the request for the applied decrease in both easements. Mrs. Howard seconded the motion and the motion carried.

Habitat for Humanities-Sumter County

Major Development

Preliminary Site Plan

Michael Springstead, Springstead Engineering, Inc. and George Scanlon, project agent, were present and proposing to construct a thrift store for Habitat for Humanity. Mr. Helms informed the applicants they needed to revise the front setbacks from SR 44 and stated the side setbacks needed to be 15 feet. Mr. Helms also discussed the proposed grass parking and stated all parking areas needed to be paved. Mr. Scanlon stated the proposed office would be 2000 sf, the store would be 9600 sf, the warehouse would be 4800 sf and the future retail store would also be 4800 sf. The number of parking spaces and types of delivery trucks were discussed. Mr. Scanlon stated there would be employee parking provided in the back. Mr. Helms stated the Code suggested 60 parking spaces, but does allow discretion by the approving authority. The Committee felt 60 spaces were

excessive. Mr. Springstead stated the new plan showed 40-42 spaces. The applicants were requested to submit a new plan with 45 spaces.

Mr. Rice discussed the engineer's findings that included comments on the following: paving areas and parking requirements, proposed silt fence, hydrant plan and sprinkler system, DOT and SWFWMD permits, horizontal dimensions, state code requirements regarding driveways, loading zone safety, calls on site plan not shown in legal description, drainage calculations, side setbacks not shown, total acreage/square feet, impervious areas and parking spaces, no POB shown in legal description, sprinkler system, hydrants and hoses. The applicants were informed to place a penalty on the handicapped parking sign. Mrs. Keenum asked about the screening/fencing requirements. Mr. Helms stated there was not a privacy fence requirement due to the project being in an enclosed structure. Mr. Helms also stated there was a natural vegetative buffer and the adjacent zoning was the same as the property in question, which does not allow outside storage.

Mr. Helms moved to approve the request for preliminary site plan approval subject to the following: setback corrections, 45 paved parking spaces, address all engineer comments, DOT and SWFWMD permits and requested corrections to legal description. Mr. Rice seconded the motion and the motion carried.

Mr. Carver stated he would look into the fire hydrant requirements.

Public Forum-

None

Mr. Helms stated the next meeting would be next week on April 1, 2002.

Mr. Helms moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.

Meeting adjourned at 4:07 PM.